

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., acting by and through the undersigned, its duly authorized agent, is the owner of the following described tract of land situated in the Bradford Adams Survey, Abstract No. 152, Tarrant County, Texas:

BEING a tract of land in the A. Bradford Survey, Abstract No. 152, situated in the City of Euless, Tarrant County, Texas and being that tract conveyed to LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD. by deed recorded in County Clerk's File No. D214120669 of the Deed Records of Tarrant County, Texas (ORTCT) and being more particularly described as follows:

BEGINNING at an "X" in concrete found at the intersection of the east right-of-way line of Bear Creek Parkway (80' R.O.W.) with the south right-of-way line of Midway Drive (80' R.O.W.), said point being a Point of Curvature of a circular curve to the left, having a radius of 990.00 feet, a central angle of 12 deg. 06 min. 48 sec., and being subtended by a chord which bears South 84 deg. 09 min. 27 sec. East - 208.92 feet;

THENCE along said south right-of-way line of Midway Drive and said curve to the left, a distance of 209.31 feet to a capped 1/2" iron pin found;

THENCE North 89 deg. 43 min. 43 sec. East along said south right-of-way line of Midway Drive, a distance of 406.09 feet to a capped 1/2" iron pin found, said point also being on the west right-of-way line of Minter's Chapel Road (50' R.O.W.);

THENCE South 00 deg. 18 min. 59 sec. East along the said west right-of-way line of Minter's Chapel Road, a distance of 944.92 feet to a capped 1/2" iron pin set;

THENCE North 70 deg. 00 min. 28 sec. West, a distance of 804.90 feet to a capped 1/2" iron pin set, said point also being on the said east right-of-way line of said Bear Creek Parkway, said point also being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 990.00 feet, a central angle of 7 deg. 10 min. 39 sec., and being subtended by a chord which bears North 14 deg. 11 min. 23 sec. East - 123.94 feet;

THENCE along said east right-of-way line of Bear Creek Parkway and said curve to the left, a distance of 124.02 feet to a capped 1/2" iron pin found;

THENCE North 10 deg. 38 min. 23 sec. East along said east right-of-way line of Bear Creek Parkway, a distance of 578.86 feet to the POINT OF BEGINNING, containing 561,815 square feet or 12.897 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., through the undersigned authority, does hereby adopt this plat designating the herein above described property as THE VILLAS AT BEAR CREEK, LOTS 1-37, A-H, BLOCK J, LOTS 1-23, A & B, BLOCK K, LOT A, BLOCK L, an Addition to the City of Euless, Texas, and does hereby dedicate to the public use forever the streets shown herein, and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. Lennar Homes of Texas and Construction LTD does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Any public utility shall have the right to remove and keep all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. Lots A, C-H, Block J, Lot A, Block K and Lot A, Block L are dedicated in their entirety as public access easements. Lot B, Block J and Lot B, Block K are dedicated in their entirety as a public access, utility and drainage easement.

WITNESS MY HAND THIS _____ DAY OF _____, 2015.

STATE OF TEXAS:
COUNTY OF TARRANT:

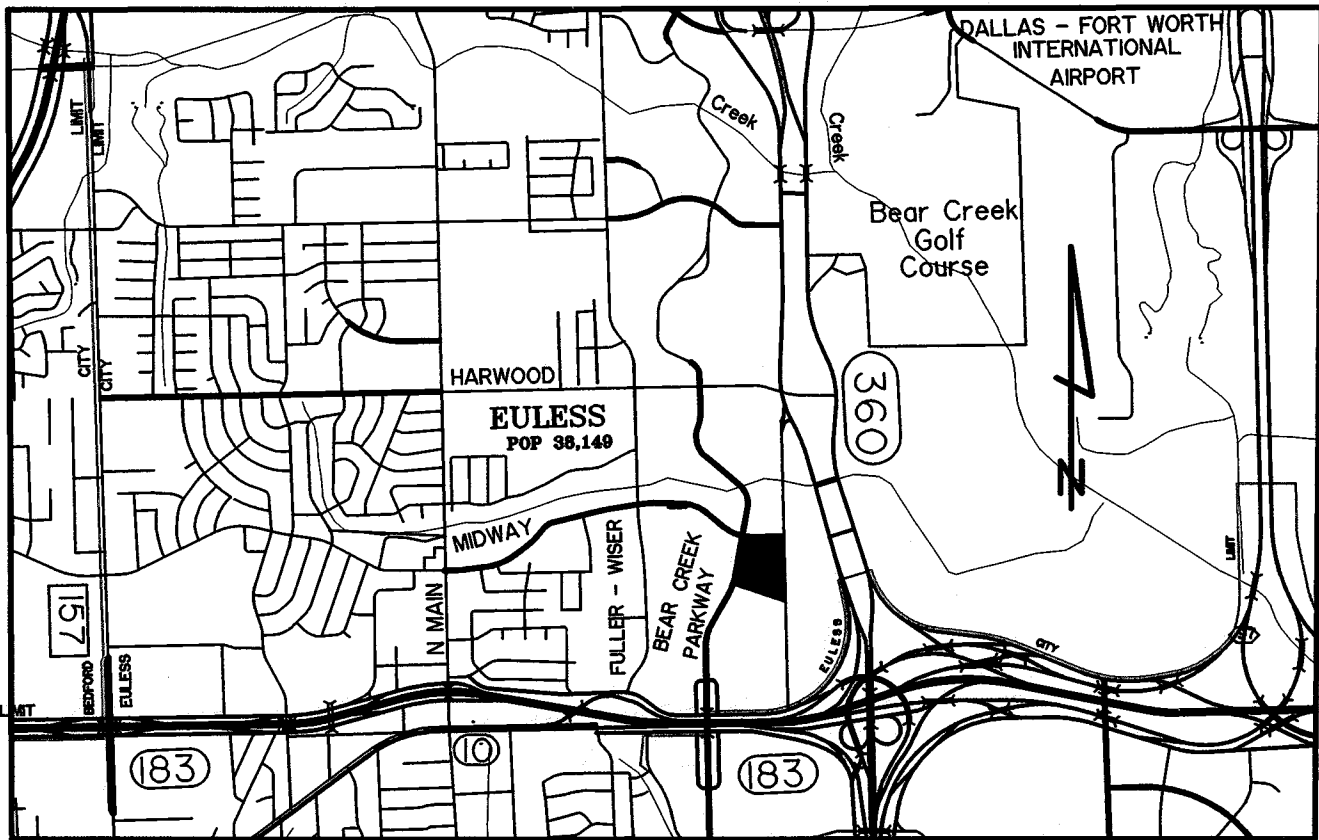
BEFORE ME, the undersigned Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein and expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2015.

Notary Public in and for the State of Texas
My Commission Expires: _____

LIST OF ABBREVIATIONS

ROW = RIGHT OF WAY
HOA = HOME OWNERS ASSOCIATION
SDP = SITE DEVELOPMENT PLAN
S/W = SIDEWALK
FL = FLOW LINE
BL = BUILDING LINE
U.E. = UTILITY EASEMENT
MIN. F.F. = MINIMUM FINISHED FLOOR
M.W.E. = MASONRY WALL EASEMENT
S.F. = SQUARE FEET



VICINITY MAP

SCALE: 1"=3000'

1. Installation and dedication of public improvements will be made prior to the submission of Final Plat

2. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits

3. This property is within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside.

4. Rotate project 00 deg. 00 min. 04 sec. right to obtain City grid bearing. Scale factor is 0.999879133.

5. The City of Euless reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change. Additional lots, other than those shown, may also be subject to minimum finish floor criteria.

6. The City will not maintain any interior drainage systems that are private.

7. All property monuments are 1/2" capped iron pins set unless otherwise noted.

8. Lots A, C-H, Block J, Lot A, Block K and Lot A, Block L are dedicated in their entirety as public access easements.

9. Lot B, Block J and Lot B, Block K are dedicated in their entirety as public access, utility and drainage easements.

10. Homes will have addresses at both front and rear of lots.

11. Lots A, B, D, F, 8 H, Block J, and Lots A & B, Block K will be dedicated to Bear Creek Riverwalk Master Community, Inc. Lots C, E & G, Block J and Lot A, Block L will be dedicated to Villages of Bear Creek Owners Association, Inc.

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES

Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or 3/4"	1.00	\$1,477.90	\$524.70
1"	2.5	\$3,694.75	\$1,311.75
1.5"	5.0	\$7,389.50	\$2,623.50
2"	8.0-10.0	\$11,823.20	\$4,197.60
3"	16.0-24.0	\$35,469.60	\$12,592.80
4"	25.0-42.0	\$62,071.80	\$22,037.40
6"	50.0-92.0	\$135,966.80	\$48,272.40
8"	80.0-160.0	\$236,464.00	\$83,952.00

Impact fees are based on the size of water meter or tap serving the use. Impact fees are due at the time of Building Permit application.

SURVEYOR'S CERTIFICATION

This is to certify that I, Bob Henderson, Jr., a registered professional land surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me. Preliminary, this document shall not be recorded for any purpose. Issued for review Wed May 20 09:49:08 2015

Signature _____
RPLS # _____

Date _____

PLAT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Plat in accordance with the City of Euless Unified Development Code.

Plat Preparer's Signature _____
EDWARD W. ECKART

Date _____

P.E.

Printed Name

Printed Title

UTILITY COMPANY CONTACTS

ONCOR-ELECTRIC
(817) 858-2506

TIME WARNER CABLE
(214) 320-5433

AT&T
(972) 660-0066

FOR OTHER UTILITY FACILITIES
1-800-DIG-TESS

ATMOS ENERGY CORPORATION
(817) 303-2902

R.O.W. DEDICATION

TOTAL R.O.W. DEDICATION = 162,679 S.F.

CITY APPROVAL BLOCK FOR FINAL PLATS:

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

Chairman, Planning and Zoning Commission

Date of P&Z Approval

FINAL PLAT
OF
THE VILLAS AT BEAR CREEK
LOTS 1-37, A-H, BLOCK J
LOTS 1-23, A & B, BLOCK K
LOT A, BLOCK L
BEING
60 RESIDENTIAL LOTS
AND 9 OPEN SPACE LOTS
12.897 ACRES
SITUATED IN THE
BRADFORD ADAM SURVEY ABSTRACT No. 152
TRACTS 1A2, 5, 5A1A, 5B
CITY OF EULESS, TARRANT COUNTY, TEXAS
MARCH, 2015

CASE No. 14-01-PP
CASE No. 15-03-FP

SHEET 1 OF 2

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS, COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Lennar Homes of Texas and Construction LTD, through the adoption of this plat, does hereby grant and convey an Avigation Easement for free and unobstructed passage of aircraft through the airspace above said property, unto the City of Euless, Texas, its successors and assigns, hereinafter called "City", for the use and benefit of the public and its agencies, to have and to hold such Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, and Owner does hereby bind himself, his successors, heirs, executors, and assigns, to forever warrant and defend all and singular the said rights granted herein unto the said City, its successors and assigns, against every person whosever lawfully claiming or who might hereafter claim the same or any part thereof.

As an appurtenance to the grant, Owner does hereby waive, release, remise, quitclaim, and forever hold harmless the said City, its successors and assigns, from any and all claims for damages of any kind that Owner may now have or hereafter have by reason of the passage of any and all aircraft ("aircraft" being defined as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air), by whosever owned or operated, in the airspace over Owner's property, above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above same. Such release shall include, but not be limited to, any damages to Owner's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects from the operation of aircraft flight over said property, or landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport, wether such claim be for injury or death to person or persons or damages to or taking of property.

This release shall be binding upon Owner, his successors, heirs, executors, administrators, and assigns, and shall be a covenant running with the land.

OWNED/DEVELOPED BY:

LENNAR HOMES OF TEXAS,
LAND & CONSTRUCTION, LTD.
1707 MARKETPLACE BLVD., SUITE 220
IRVING, TEXAS 75063
PHONE: (469)587-5206
FAX: (469) 587-5221

ENGINEER/SURVEYOR:

GOODWIN & MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

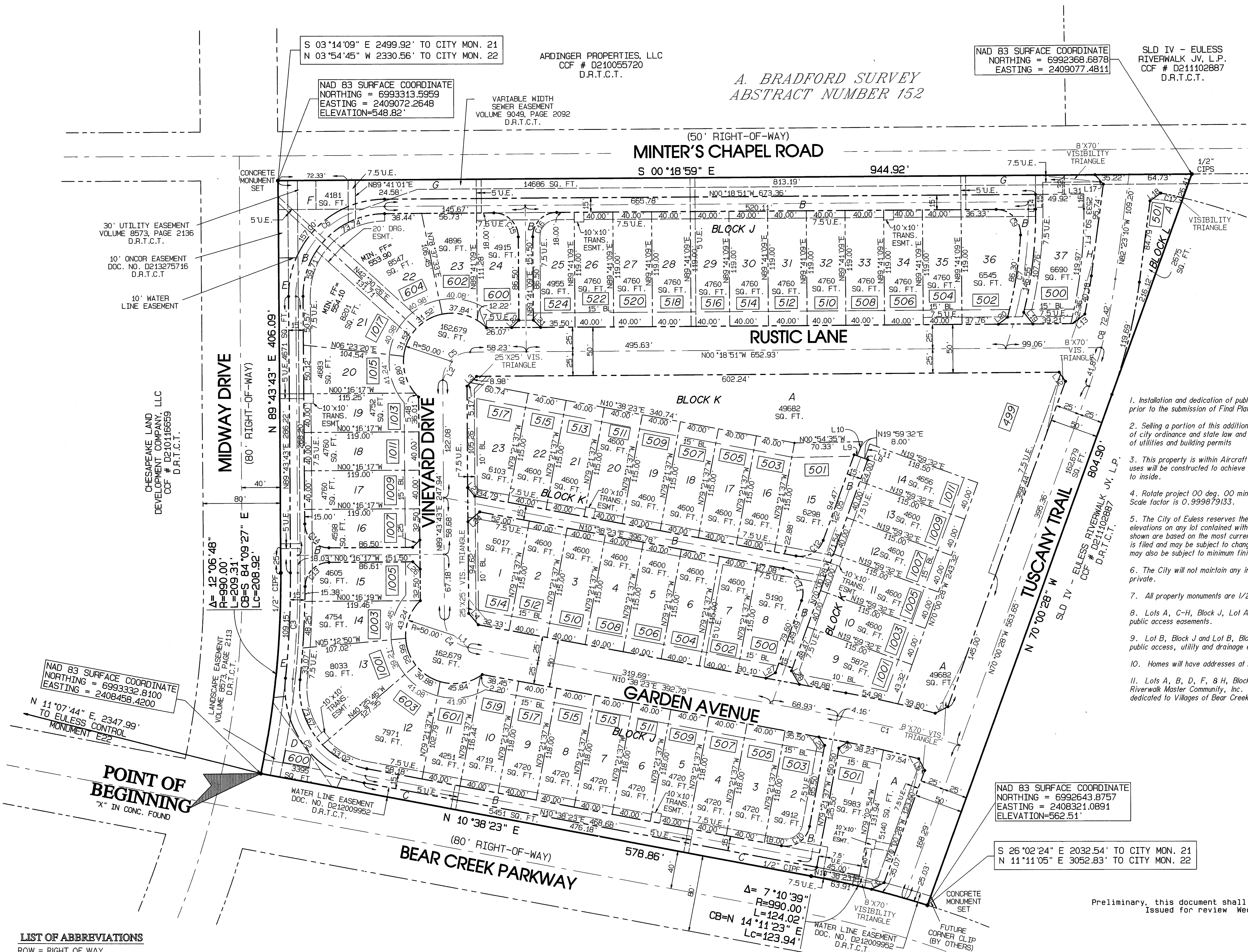
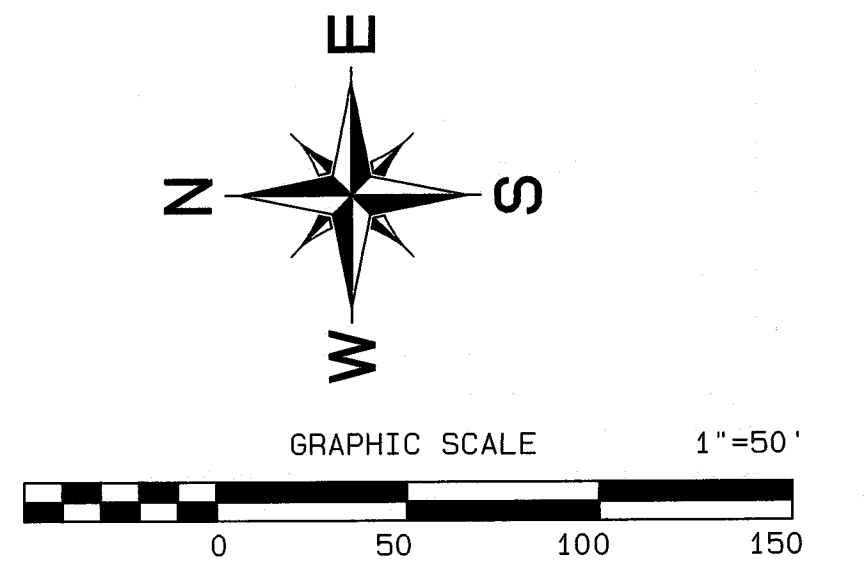
2405 Mustang Drive, Grapevine, TX. 76051

Metro (817) 329-4373

TBPLS FIRM No. 10021700

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING, CONSTRUCTION, OR PERMIT PURPOSES.
EDWARD W. ECKART
TEXAS P.E. NO. 88471

Preliminary, this document shall not be recorded for any purpose. Issued for review Wed May 20 09:49:08 2015



CURVE TABLE					
LINE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1158.00'	6°13'18"	125.75'	N13°45'02"E	125.69'
C2	92.50'	85°23'56"	137.87'	N63°20'21"E	125.45'
C3	1007.50'	6°15'14"	109.97'	S87°05'18"E	109.92'
C4	29.50'	79°05'20"	40.72'	N50°11'03"E	37.56'
C5	28.50'	89°57'26"	44.75'	N45°17'34"W	40.29'
C6	92.50'	89°57'26"	145.23'	N45°17'34"W	130.77'
C7	434.50'	19°19'29"	146.55'	S80°39'06"E	145.86'
C8	529.00'	12°22'42"	114.29'	S76°11'49"E	114.06'
C9	25.00'	93°33'56"	40.83'	N46°28'07"E	36.44'
C10	25.00'	90°00'00"	39.27'	N34°21'37"W	35.36'
C11	25.00'	99°21'09"	43.35'	N60°18'58"E	38.12'
C12	25.00'	80°38'51"	35.49'	N29°41'02"W	32.36'
C13	25.00'	89°08'55"	38.90'	N44°50'44"W	35.09'
C14	25.00'	90°00'00"	39.27'	N44°43'43"E	35.36'
C15	25.00'	90°00'00"	39.27'	N44°41'09"E	35.36'
C16	25.00'	90°00'00"	39.27'	N45°18'51"W	35.36'
C17	570.00'	2°22'00"	23.54'	N12°18'58"E	23.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N40°33'07"E	19.05'
L2	N63°38'00"W	21.19'
L3	N45°17'34"W	14.15'
L4	N50°11'04"E	15.42'
L5	N27°42'34"W	14.79'
L6	N62°37'56"E	13.55'
L7	N27°16'04"W	14.69'
L8	N19°59'32"E	3.50'
L9	N19°59'32"E	3.50'
L10	N70°00'28"W	15.71'
L11	N70°00'28"W	16.00'
L12	N54°43'06"E	11.46'
L13	N36°46'56"W	15.66'
L14	N89°41'09"E	7.71'
L15	N90°00'00"E	15.21'
L16	N89°41'09"E	15.21'
L17	N48°38'59"E	13.10'
L18	N35°52'40"W	13.77'
L19	N62°04'32"E	15.26'
L20	S37°29'23"E	11.95'
L21	N44°41'09"E	10.61'
L22	S45°18'51"E	10.61'
L23	S50°11'03"W	11.57'
L24	S39°48'57"E	15.92'
L25	S45°16'17"E	10.61'
L26	N44°43'43"E	10.61'
L27	N29°41'02"W	11.44'
L28	S60°01'39"W	16.27'
L29	N55°38'23"E	10.61'
L30	N34°10'52"W	10.57'
L31	N00°18'51"W	20.00'
L32	N89°41'01"E	19.98'

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OWNED/DEVELOPED BY:
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LAND & CONSTRUCTION, LTD.
1707 MARKETPLACE BLVD., SUITE 220
IRVING, TEXAS 75063
PHONE: (469) 587-5206
FAX: (469) 587-5221

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2405 Mustang Drive, Grapevine, TX. 76051
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